

Applicants are reminded that all Return Receipts  
From the Certified Mail of Public Hearing must be submitted prior to  
Public Hearing for application to be heard.

**All Applicants and Property Owners  
and/or their Legal Representative Must be Present**

LEGAL REPRESENTATION MUST BE EITHER AN ATTORNEY OR RECORDED POWER  
OF ATTORNEY

**AGENDA**  
**NOTICE OF MEETING**  
**WARRICK COUNTY AREA BOARD OF ZONING APPEALS**

Regular meeting to be held in the Commissioners Meeting Room,  
Third Floor, Historic Courthouse,  
Boonville, Indiana  
April 22, 2013 at 6:00 P.M.  
North & South doors of the Historic Courthouse open at 5:40 P.M.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

**MINUTES:** To approve the minutes of the last regular meeting held February 25, 2013 and  
March 25, 2013.

**SPECIAL USE:**

**BZA-SU-13-08**

**APPLICANT:** Morgan Arms by Mr. Joseph Morgan, President

**OWNER:** Rhonda Morgan

**PREMISES:** Property located on the E side of Baker Road approximately 590 ft N of the  
intersection formed by Baker Road (W400) and Trails End (S75). Boon Twp. 600 S. Baker  
Road. *(Complete legal on file.)*

**NATURE OF CASE:** Applicant requests a Special Use from the requirements as set forth in  
the Comprehensive Zoning Ordinance in effect for Warrick County, IN to allow a Home Work  
Shop with no more than one employee and no commercial vehicles. Business is to warehouse  
firearms in an unattached accessory building and sell firearms via internet and gun shows. Also  
the manufacture and sale of rifle and pistol ammunition; load and package ammo and sell via  
internet and gun shows in a "CON" Recreation and Conservancy zoning district. *(Advertised in  
the Boonville Standard April 4, 2013)*

**VARIANCE:**

**BZA-V-13-09**

**APPLICANT/OWNER:** Maken Corp. & Ubelhor Homes INC. by Danny Ubelhor, Pres.

**PREMISES:** Property located on the N side of Park Place Drive approximately 400 ft NE of the intersection formed by Park Place Drive and High Pointe Drive. Ohio Twp. Lot No. 6, 7, & 8 in High Pointe Centre North 1D.

**NATURE OF CASE:** Applicant requests a Variance from the requirements as set forth in the Comprehensive Zoning Ordinance in effect for Warrick County to allow an Improvement Location Permit to be issued for Park Place V Apartments, located on Lots 6, 7, and 8 in High Pointe Centre North 1D not meeting the minimum required parking spaces. There will be 1 building on each lot consisting of 15 units which requires 30 parking spaces (90 spaces total). They are requesting a relaxation of seven spaces per lot to total a relaxation of 21 spaces in a “C-4” General Commercial zoning district. (*Advertised in the Boonville Standard April 4, 2013.*)

**OTHER BUSINESS:**

**BZA-SU-12-04**

**APPLICANT AND OWNERS:** American Legion Tennyson Post 463 – Discussion regarding condition placed on approval and requesting additional time.

**ATTORNEY BUSINESS:**

**EXECUTIVE DIRECTOR BUSINESS:**

To transact any other business.